



# Connells

First Floor

### Front

Having on street parking

### Rear

Being an enclosed rear garden with patio, decking and laid to lawn areas.



### Living Room

12' 3" x 11' 1" ( 3.73m x 3.38m )

Having a wooden front entrance door, ceiling light point, laminate flooring, double glazed window to the front aspect, brick feature chimney breast, door to dining room.

### Dining Room

12' 3" x 11' 8" ( 3.73m x 3.56m )

Having carpeted flooring, door leading to stairs for first floor, ceiling light point, radiator, electric feature wall fire, open archway into kitchen.

### Kitchen / Diner

7' 2" x 24' 2" max ( 2.18m x 7.37m max )

Being a fully fitted modern kitchen with a range of wall, base and drawer units with laminate worktops across, sink with drainer, space and plumbing for appliances, space for fridge / freezer, integrated oven with four ring gas hob above, extractor hood, tiled splashbacks, vinyl flooring, open archway into dining area, double glazed window to the side and rear aspects, double french doors to the side aspect, velux window, ceiling light point, ceiling spotlights.

## Landing

Having carpeted flooring, ceiling light point, doors to bedrooms and bathroom.

## Bedroom 1

12' 3" x 11' 1" ( 3.73m x 3.38m )

Having carpeted flooring, ceiling light point, designer wall radiator, double glazed window to the front aspect.

## Bedroom 2

9' 1" x 12' ( 2.77m x 3.66m )

Having carpeted flooring, ceiling light point, radiator, door to storage cupboard, double glazed window to the rear aspect.

## Family Bathroom

Having a WC, hand wash basin, bathtub, corner shower cubicle with glass shower screen, radiator, tiled flooring, tiled splashbacks, ceiling spotlights, double glazed window to the rear aspect.



## Outside







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To view this property please contact Connells on

**T 01543 500923**  
**E [cannock@connells.co.uk](mailto:cannock@connells.co.uk)**

10-12 Wolverhampton Road  
CANNOCK WS11 1AH





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EPC Rating: D    Council Tax  
Band: A

Tenure: Freehold

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